

has historical and aesthetic worth as a good example of the Tudor Revival style built during the interwar period of Victoria's history, characterized by an eclectic mix of revival styles. The building is representative of Theme 5 - Cultural Exchange of the City's Heritage Thematic Framework, specifically 5.1 - Architectural Expression. Its character-defining elements include stucco and plank cladding representing the Tudor "half-timbered" building style; wood-frame, double-hung windows with a multi-lite upper sash; an elaborate, steep multi-gable roof and decorative chimneys; a projecting entrance highlighting the building's symmetry and a decorative gatehouse entry; and its location overlooking the Humboldt Valley with mature landscaping and a perimeter stone wall. The building is also valued for its association with the practice of notable architect Thomas Hooper and with its builder, Maude Mary Hutchinson.

The building also has cultural worth as an example of an apartment building designed to provide an alternative living arrangement for residents within a neighbourhood of mainly single family houses. The adaptive re-use of the building began in 1985 when the owner renovated it as a 17-room bed and breakfast inn. At the time, the building was subjected to a heritage conservation covenant, which the owner now wishes to replace with a heritage designation bylaw.

Zoning / Land Use

The proposed heritage designation is consistent with surrounding land uses.

Condition / Economic Viability

The building is in good physical condition and has been well maintained for its tourist customer base. The interior was altered from its original form in 1985; however, the exterior maintains its original appearance.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan* (OCP, 2012), which states in Section 8, "Placemaking (Urban Design and Heritage)":

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

The designation of this building is also consistent with Section 21, "Neighbourhood Directions (Fairfield Strategic Directions)" of the OCP, which states:

21.6.1 Maintain and enhance established character areas.

Victoria's Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP, Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes and its history is attached to this report.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its December 12, 2018 meeting, and it was recommended that Council consider approving the designation of the heritage-registered property located at 906 McClure Street.

CONCLUSIONS

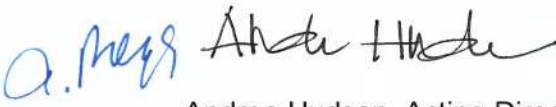
This application for the designation of 906 McClure Street as a Municipal Heritage Site is for a building that is a surviving representative example of the Tudor Revival style, and was built by a financially independent woman to provide alternative residential accommodations in an area of mainly single detached houses. It has aesthetic, cultural and historical worth, which together give it heritage value. Staff therefore recommend that Council consider approving the Heritage Designation Application for the heritage-registered building located at 906 McClure Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000181 for the property located at 906 McClure Street.

Respectfully submitted,


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Development Services Division


Andrea Hudson, Acting Director
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Report accepted and recommended by the City Manager:



Date: May 17, 2019

List of Attachments

- Attachment 1: Subject Map
- Attachment 2: Aerial Map
- Attachment 3: Photographs
- Attachment 4: Statement of Significance
- Attachment 5: Letter from the applicant, dated October 15, 2018
- Attachment 6: Minutes of December 12, 2018 meeting of the Heritage Advisory Panel.